
INTEROFFICE MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: DINA RIMI, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MIDDLE STREET – RE PLAT
PROPERTY TAX ID NUMBER E 02 0012 008

DATE: 06/16/2021

CC: HAROLD SIMMONS

History

On August 3, 2015 Mayor and Council meeting Gail Downs received approval to subdivide and rezone lot 159 Main Street into two separate parcels and to rezone the lot on Middle Street to Residential Historical. The Mayor and Council approved the motion from Councilman Graham to approve with rezoning and preliminary plat contingent that the property be replatted in one year and it cannot be developed with a single-family structure. (See Attachment A)

Request

The applicant Mark Jones is requesting to replat the lot (attachment B) with an additional .024 acres, which would bring the lot to .191, that would come from the adjacent parcel, 32 Middle Street. (See Attachment B) 32 Middle street is currently approximately .58 acres, when removing the acreage it will become .55 acres.

Staff Report

The adjacent lots to this property are as follows: (See Attachment C and D)

- A. Subject Property
 - B. 32 Middle Street
-
- 1. 151 Main Street- .39 Acres
 - 2. 135 Main Street - .34 Acres
 - 3. E02 0015 001 - .27 Acres
 - 4. 37 Middle Street- .27 Acres
 - 5. 5 Middle Street .38 Acres
 - 6. 22 Coweta Street - .7 Acres
 - 7. E02 0014 008 - .34 Acres
 - 8. 159 Main Street - .53 Acres

All of the above properties are zoned R-40 with the exception of the subject property, which is Residential Historical.

The lot width required for the RH zoning building width line is 80 ft., by replatting this lot with the additional acreage the lot would comply with the assigned zoning.

Planning Commission Recommendation

The Planning Commission voted to recommend approval to the Mayor and Council at the June 15, 2021 meeting.

AUGUST 3, 2015
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM

VISITORS: Gail Downs, Don Rehman, Suzanne Helfman, Cathie & Ronnie Kirkland, Marcia Williamson, Richard & Doris Chappell, Meryl Brannon, Brenda Hughes, Jean & Bobby Shell, Sheilda & Joe Hayes, Karen Allen, Evan & Susan Stitt, Mr. & Mrs. Baumgartner, Colleen Allerdice, Jennifer Robinson, Harry Ramos, Errol Godwin, Andrew Hodges, Michelle, Evan & Cole Goembel, David & Rhonda Moye, Mary Provost, Barbara Hay-Spradlin, Jim Schueyler, John Thompson and Sarah Campbell

COUNCIL PRESENT: Owens, Graham, Fisher and Grover

COUNCIL ABSENT: Eichorst

1. CALL TO ORDER/WELCOME VISITORS

Mayor Owens called the meeting to order and all stood for the Pledge of Allegiance. Mayor Owens then declared this to be an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

2. PUBLIC HEARING-Consider Rezoning and Preliminary Plat of Property Located at 159 Main Street from R40 (Residential) to HR (Historic Residential)

A. Comments from Applicant

Gail Downs of 159 Main Street is asking Council to approve her application for rezoning to Historic Residential and the preliminary plat which subdivides her property. Ms. Downs would like sell the portion of her property that sits behind the adjoining property.

B. Comments from City Manager

Mr. Ferry stated that the property would be subdivided in to two tracts, further stating that the Planning Commission has approved both, with the conditions that the property be re-platted within one-year and it cannot be developed with a single family structure.

C. Comments from Public-None

D. Council Comment and Action

C. Graham asked what would become of the property if not re-platted as stipulated & was told that it would be platted back to Ms. Downs. C. Graham made motion to approve the rezoning and preliminary plat of the property contingent that the

conditions set forth by the Planning Commission are followed. Motion was 2nd by C. Grover and carried unanimously.

PUBLIC HEARING-Consider an Amendment to Section 74.2, 74.96, 74.98, 74.235, 74.265 and 74.287 of the City of Senoia Zoning Ordinance

A. Comments from City Manager

Mr. Ferry reviewed the proposed amendments to include the following:
Article 1-Permitted Uses-Repeals the old table to create an R-40-C District and removed Cemeteries, Bed & Breakfast, Churches and Schools. Article 2 will extend the CG Main Street and Broad Street District from Morgan Street to Johnson Street. Article 3-Off Street Parking & Surface Areas-Driveway extensions and curb cuts will be the same material as the driveway and all driveways in this Section will be concrete or asphalt. Article 4-Definitions added are for Church -A structure built for the religious worship and School-A structure built for educational purposes. Article 5-Chapter 74-265 proposes that an accessory structure is attached to the principal structure by a breezeway or passageway, the accessory structure shall comply with the yard requirements of the principal building to which it is accessory. Article 6-Temporary Buildings-Designed to allow short-term & seasonal commercial uses and activities that are temporary in nature and/or can be removed immediately, further stating that temporary commercial uses shall not exceed 60 days and not return for a minimum 90 days.

B. Comments from Public

Karen Allen of 180 Seavy Street asked if she were to re-do her drive which is currently gravel, would she have to use concrete or asphalt & was told no. Ms. Allen was also under the impression that the Amendments proposed had to have two readings. According to Charter, City Attorney Andrew Whalen informed all that zoning matters only require one read. For the record, **Don Rehman of Heritage Point** asked Mr. Ferry to identify the conditional uses from Table 6.4 that would apply to Heritage Pointe Subdivision. Mr. Ferry identified and pointed to the column titled R40/C. Mr. Rehman then asked if there have been any changes to what he was previously given and there were none. Mr. Rehman then asked if anything in the proposed amendments would affect the Beez Freeze business and was told by C. Grover "none whatsoever". Mr. Rehman then asked about when the temporary permit expires? Mr. Ferry stated that there is nothing in the proposed pertaining to Historical Preservation.

C. Council Comment and Action

Councilman Grover asked will the proposed amendments affect anything existing and & was told by Mr. Ferry "No". Mayor Owens then made motion to approve the Amendments to the Zoning Ordinance as presented & was 2nd by C. Fisher. Motion carried unanimously.

3. APPROVAL OF JULY 20, 2015 CITY COUNCIL MEETING MINUTES

This block is reserved for the use of the Surveyor General.

LEGEND:

- 2" = actual first round (yellow)
- 2 1/2" = actual first round (yellow)
- 3" = actual first round (yellow)
- 3 1/2" = actual first round (yellow)
- 4" = actual first round (yellow)
- 5" = actual first round (yellow)
- 6" = actual first round (yellow)
- 8" = actual first round (yellow)
- 10" = actual first round (yellow)
- 12" = actual first round (yellow)
- 14" = actual first round (yellow)
- 16" = actual first round (yellow)
- 18" = actual first round (yellow)
- 20" = actual first round (yellow)
- 22" = actual first round (yellow)
- 24" = actual first round (yellow)
- 26" = actual first round (yellow)
- 28" = actual first round (yellow)
- 30" = actual first round (yellow)
- 32" = actual first round (yellow)
- 34" = actual first round (yellow)
- 36" = actual first round (yellow)
- 38" = actual first round (yellow)
- 40" = actual first round (yellow)
- 42" = actual first round (yellow)
- 44" = actual first round (yellow)
- 46" = actual first round (yellow)
- 48" = actual first round (yellow)
- 50" = actual first round (yellow)

THE ROAD DATA WHICH THIS PLAN IS BASED UPON WAS OBTAINED FROM THE RECORD MAPS OF THE COUNTY RECORDS OFFICE. THE SURVEYOR GENERAL HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS BEEN ADVISED BY THE OWNER THAT THE ROAD DATA IS CORRECT AND HAS BEEN ALIGNED WITH THE LATEST SURVEY DATA.

THIS PLAN HAS BEEN PREPARED FOR THE SURVEYOR GENERAL BY THE SURVEYOR GENERAL'S OFFICE. THE SURVEYOR GENERAL'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE ROAD DATA OR THE LOCATION OF THE ROAD RIGHT-OF-WAY.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPREHENSIVE SURVEY OF THE ENTIRE BLOCK. THE SURVEYOR GENERAL HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS BEEN ADVISED BY THE OWNER THAT THE ROAD DATA IS CORRECT AND HAS BEEN ALIGNED WITH THE LATEST SURVEY DATA.

SURVEYOR'S CERTIFICATION

As required by Subsection (a) of Article Section 14-6-67, I, the undersigned, being duly sworn, certify that I am a duly licensed and qualified Surveyor General of the State of Georgia, and that I have personally supervised the execution of this survey, and that the same is true and correct.



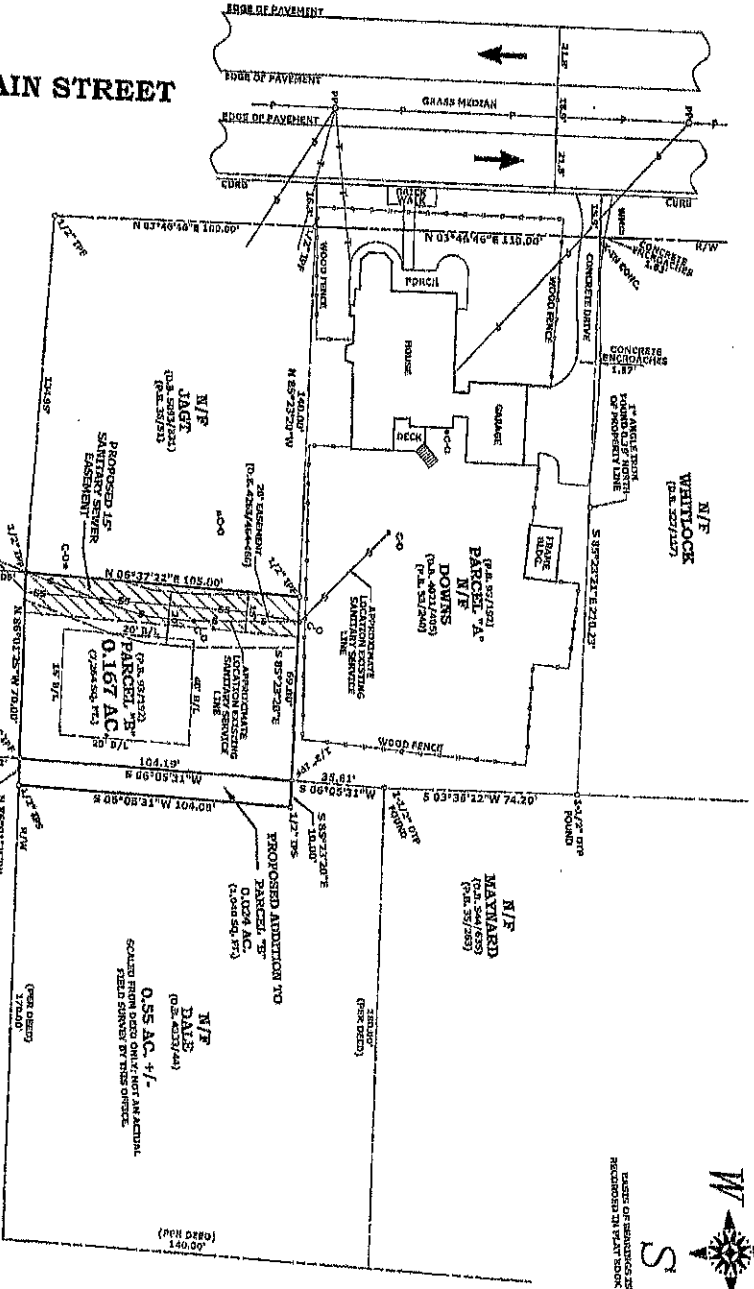
SURVEYOR'S FINAL CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL FOUNDATIONS SHOWN HEREON ACCURATELY REPRESENT THE ACTUAL FOUNDATIONS AND THEIR LOCATION, TYPICAL OF THE GENERAL PLAN ACT.

MAIN STREET

MIDDLE STREET ~ (60' R/W)

BARNES STREET



AS PER FIELD NOTES FOR THIS SURVEY, THE PROPERTY DOES NOT APPEAR TO BE LOCATED IN A RECORDED PLAT OR RECORD MAP.



BASED ON SURVEYORS' FIELD PLAN RECORDED IN PLAT BOOK 23 PAGE 204.

FINAL PLAN APPROVAL

THIS PLAN COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT CODE, AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR SENeca.

CITY ENGINEER: _____ DATE: _____

MANOR: _____ DATE: _____

CITY ADMINISTRATOR: _____ DATE: _____

TISNER & ASSOCIATES LAND SURVEYORS, P.C.

3050 N. FURBER DRIVE, SUITE 200, ATLANTA, GEORGIA 30327
 TEL: (404) 525-1100 FAX: (404) 525-1101
 WWW: www.tisner.com

RETRACEMENT, EASEMENT & ADDITION SURVEY FOR

MARK JONES

PARCEL "A" OF PLAT 108 (L.A. 89720) A PROPOSED JOINT DEVELOPMENT LOCATED IN LAND 107 280, 101 LAND RECORDS OFFICE, SENeca COUNTY, GEORGIA.

SCALE: 1" = 30'

DATE OF FIELD WORK: 10-20-16 TO 05-25-2018

DRAWING #: 1486-14

10-21-2018

Attachment C



Attachment D



6/16/2021, 10:49:29 AM

City Limits

Zoning Classifications

Roads

HR-Historic Residential

R40-Residential

1:1,128

0 0.01 0.01 0.03 0.03 mi 0.05 km

County of Cowata, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

County of Cowata, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Members-

John. Wood –Chairman- Absent

Tom Nolan – Vice Chairman - Present

Jordan Krabel – Secretary- Present

Cam Williams- Commissioner-
Present

Allison Garrett – Commissioner-
Present

Jacqueline Smith - Alternate- Absent

Staff

Chuck Eichorst- Council Liaison -
Absent

Dina Rimi- Community Development
Director - Present

Workshop Information

1st Thursday of each month @ 6:00 pm

Meeting Information

3rd Tuesday of each month @ 7:00
P.M

Meeting Location
City of Senoia Police Department
505 Howard Road
Senoia, GA 30276

Planning Commission Meeting
June 15, 2021
Senoia Municipal Court
7:00 PM
Minutes

I. Approval of Minutes from April 20, 2021 Planning Commission Meeting and June 3, 2021 Planning Commission Workshop

C. Williams made a motion to approve the minutes from the meeting and workshop. A. Garrett seconded the motion; approved 4-0.

II. New Business

a. Recommendation for re-platting of Property Tax Id Number E02 0012 008.

D. Rimi introduced this item and explained the history of the property from 2015. She went on to explain that by allowing the property to replat with the additional .024 acres it will bring the lot with in to compliance with the zoning that is attached to the property.

C. Williams made a motion to recommend approval to replat the property with the additional .024 acres the Mayor and Council. A Garrett seconded the motion; approved 4-0.

III. Old Business

a. None

IV. Staff Comments

a. None

V. Adjourn

J. Krabel made a motion to adjourn the meeting. C. Williams seconded the motion; approved 4-0.